REPORT

MAY 2023

FEASIBILITY STUDY

BARHAM PARK, BRENT COUNCIL - RENOVATION AND RECONFIGURATION OF THE EXISTING BUILDINGS

HARROW RD, WEMBLEY, LONDON HA0 2HB

RLB Rider Levett Bucknall

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APPENDICES

1.0 EXECUTIVE SUMMARY

This Feasibility report is produced with the intention to explore options for the renovation and potential reconfiguration of the existing Old Court buildings at Barham Park on Harrow Road, Wembley, London, on behalf of the client Brent Council. The document provides an overall summary of AEW's initial RIBA Stage 2 document.

This report offers recommendations on how to meet the brief set by Denish Patel of Brent Council.

The base scheme comprises of improving the existing standard of accommodation and commercial potential of the overall development.

Following on from RLB and AEW's Initial site inspection with Amin Soorma Estates Surveyor on 2nd September 2022, this feasibility study looks at the validity of reconfiguring the existing building to enhance the relationship between the building and park, develop spaces and facilities to reflect market demand and trends with respect to a wide variety of sustainable community uses.

Barham Park is a live site, tenants and operations to the building will be required to come to a pause throughout the duration of the works. Vehicular access to the main car park area will continue to be in use as it is not included within the scope.

The estimated construction cost of carrying out the recommended option is as follows:

AEW Feasibility appraisal – **£** 3,161,537.50

The above cost excludes VAT, decant, dilapidation settlements further investigations, and. A project cost summary has been included within the appendix of the report.

2.0 CONFIRMATION OF INSTRUCTION

Rider Levett Bucknall (RLB) is working with our supply chain partner, AEW Architects, who are providing Architectural support. RLB has been appointed by Brent Council to explore options for the and potential reconfiguration of the existing buildings, with a view to improving the existing standard of accommodation and commercial potential of the development overall.

The key items considered within this report are:

- Location of additional parking (including EV charging)
- Partial demolition & rebuild of certain elements of the building (eg. the flat-roofed areas towards the rear) have insufficient potential to add value to the project as a whole and has been excluded from the project scope.
- No full demolition & rebuild - design to relate to & incorporate existing building.
- Not to consider existing tenancies and to consider the building as vacant.
- Tracking and tracing of all underground drainage / pipe routes.
- Topography survey and levelling to ensure sufficient drainage.
- Structural constraints of the Barham Park Trust building
- EPC C to be targeted.
- Trees located within a conservation area that are not protected require written notice to the local planning authority.
- Temporary closure to parts of the car park whilst works are being carried out / Consideration of relocating parking spaces during construction works.
- Budget Costs Estimates
- Project risk

2.1 LIMITATIONS & CAVEATS OF THE REPORT

During our inspections on the 2nd of September 2022, we also checked all visible, exposed and accessible elements of construction relevant to the instruction, in order to give rise to the feasibility study contained in this report.

We have not moved heavy furniture, equipment, or stored materials, nor lifted / fitted curb stones and paving slabs. We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and therefore, we have been unable to report that such elements are free from defect. Our external inspection has been undertaken from ground level.

We have not arranged for exposure works to be conducted to below ground or carried out testing for the presence of deleterious materials. Where appropriate we will seek further instruction for such investigations to be undertaken for an additional charge, should the project proceed to the next stage.

This report has been addressed and forwarded to the person named at the head of the covering letter and will be confidential to that person and his professional advisors. This report has been prepared with the skill, care and diligence reasonably expected of a competent Architectural Technologist and any liability which may arise from the content of the report will be specifically restricted to the client. Any other person who relies upon this report does so at their own risk. This report should not be reproduced in whole or in part or relied upon by third parties, for any use, without express written authority from us as the surveyors.

With regard to service installations, incoming mains, wastes and drains, we have undertaken a visual inspection only and shall report on any matters which come to light as requiring further investigation by specialists. We shall not arrange for tests to be carried out unless specifically instructed to do so.

2.3 EXISTING SITE, BUILDINGS & SERVICES

Barham Park is located along Harrow Road, approximately between Sudbury Hill and Wembley. The park is a large green space surrounded by large built-up areas of predominantly residential housing. The site is well connected for local public transport. The site has great potential to provide a wide offer to the surrounding residential community depending on the future use. The dense areas of housing and local urban connectivity have potential to create a strong visitor base and significant footfall both past and through the site.

The existing park has several pedestrian routes through the various constituent parks (open park, Victorian Garden, Walled Garden). Currently the Old Court (660 Harrow Road) is situated by the park entrance but does not connect well to any of the constituent park areas and does not aid site connectivity.

There is an opportunity to improve the relationship and connectivity between the building and the surrounding park, both through improvements and alterations to the building fabric, and through future uses which increase visitor traffic and complement the parkland setting.
Surveys of existing drainage and proposed works to be instigated by the structural engineer – yet to be appointed by the client. Surveys of existing services & utilities to be instigated by the M&E consultant – yet to be appointed by the client.

2.4 CONDITION ASSESSMENT

Prior to commencement of this report, we conducted an inspection of Barham Park, Wembley, London, identifying construction form, condition and establishing the existing layout. The following details are designed to be a brief overview of the existing facility.

2.4.1 EXTERNAL / INTERNAL

BUILDING FABRIC

The building is a mix of masonry and stud walls which has been modified and added to in the past. The layout is highly compartmentalised and fragmented, reflecting the buildings history, structural design, and current occupancy. Barham Park consists of Timber framed windows and double storey timber windows with stained glass inserts. The property presents a good example of a Victorian development displaying the prevailing fashion of house design and taste of the period.

EXISTING USE

The Barham Park building is the centre of the park and is tenanted by community organisations including a community library, arts organisation, Brent youth foundation, Veteran's club, others and is thought to have been originally constructed between 1760-1790.

GARDEN BOUNDARY WALLS

Barham Park in Wembley, London has several entrances, and some of these entrances are bordered by garden boundary walls. The boundary walls are primarily constructed of brick and are designed to provide a decorative and functional boundary around the park's perimeter. The park has several entrances, and some of these entrances are bordered by garden boundary walls.

Due to the site being being a site of importance for nature and conservation the boundary walls means that any alterations or repairs to them must be done with special care to ensure that their historic fabric is preserved. This may require the use of specific materials and techniques that are in keeping with the original design and construction of the walls.

SITING AND LANDSCAPING INFORMATION

The public park covers an area of approximately 27 hectares. The parks layout and landscaping have evolved over time, reflecting the changing trends in landscape design. The park is situated on gently sloping terrain and is surrounded by residential neighbourhoods. It has several entrances, including a main entrance on Harrow Road.

CHARGING POINTS

There are currently no car charging points at Barham Park.

TREES

The site has a variety of trees that contribute to the parks natural beauty and provide habitat for wildlife. Some types of trees found at the park include:

Oak trees, London plane trees, horse chestnut trees, sycamore trees and common lime trees. It is possible that some of the trees in Barham Park may be protected by Tree Preservations orders (TPO's), which are legal orders made by local authorities to protects specific trees, group of trees or woodlands. It is advised to contact the local council or park authority for further guidance.

3.0 AEW ARCHITECT'S OPTION APPRISAL

The design team have produced a proposed layout to meet with the client brief, refer to Appendix A.

3.1 GUIDANCE

Brent Council has previously indicated that they would like to consider three future overall options based upon degree of intervention:

Bronze (minor intervention & refurbishment / removal of some partition walls)

Silver (moderate intervention & structural alteration / removal of most partition walls)

Gold (significant intervention, structural alterations, and remodelling)

The scope and nature of any of these potential tiers of intervention will be dependent on the desired future uses & occupancies indicated by the client.

This report only considers the Silver Option, further brief guidance provided by client on 12/01/2023:

'A mixture of uses as small office spaces, café, small retail, and studios, connected to community type/third sector uses. A mixed economy would also help drive both economic and social benefits from the building.'

3.2 GENERAL DESIGN CONSIDERATIONS

3.2.1 STAGE 1 - WHOLE BUILDING ANALYSIS

GROUND AND FIRST FLOOR POTENTIAL REMOVAL OF EXISTING NON-LOADBEARING STRUCTURE:

- The park has several entrances, and some of these entrances are bordered by garden boundary walls.
- Removal of non-optimal staircase arrangements provides the opportunity to rationalise and improve circulation provision.

GROUND AND FIRST FLOOR ESTIMATED FLOOR LEVEL RELATIONSHIP

- Relative floor levels have been estimated based upon survey information provided.
- Most of the ground floor appears to be on a similar floor level, but there are lower areas (eg. plant room) and higher areas (eg. main entrance area)

- Improving accessibility to the ground and first floors may involve the provision of multiple internal platform lifts and ramps where the floor levels cannot be equalised.
- The first floor appears to feature a larger range of levels than the first floor, with a significant number of single steps even within the same corridor.
- The first floor appears to feature a larger range of levels than the first floor, with a significant number of single steps even within the same corridor.

3.3 FUTURE OCCUPANCIES

SECTOR	USE
Commercial	Office space for single / multiple tenants. Serviced co-working spaces. Dance studio. Artist / photography studio. Hotel / Airbnb / boutique style accommodation e.g., for football matches at the nearby stadium. Events / Wedding venue.
Food and Beverage	Independent food court e.g., with multiple traders around a central courtyard Single or multiple restaurant use Independent Cafe / Bakery
Retail	Community Grocery Local independent retail shops Market / supermarket
Community	Community Hub Local Information Library

INITIAL STRATEGIC EXPLORATION

- The existing courtyard provides a focus for events or activities.
- Connecting routes are created via the courtyard into the adjacent units and provide a link through to the war memorial on the western side.
- Stairs are inserted & reconfigured to serve a proposed revised layout more efficiently at first floor level. The linking of spaces at first floor level via bridges/walkways may be more efficient overall if it permits elimination of staircases & platform lifts.

- Visual and functional links are created between the walled garden and the building areas looking onto it.
- Visual links are created between the busy pedestrian footpath bordering the site, and the potential uses within the buildings facing Harrow Road.
- Potential for individual units to use their own support / services areas, or to share a single larger dedicated area.

OTHER

- Phasing of construction works to ensure parking spaces are available for use during working hours.
- Works around the existing trees to be in accordance with BS 5837: 'Trees in Relation to Construction: Recommendations' (2005).

3.4 INITIAL CONCEPT DESIGN

3.4.1 STAGE 2 – RECOMMENDED SCHEME OPTION (REFER TO AEW'S ARCHITECTURAL DRAWINGS IN APPENDIX A)

GROUND FLOOR

- Community uses proposed for two of the buildings facing the western courtyard, with the potential to link them together internally. Potential to use external courtyard area for playground or similar.
- Cafe / bar proposed for the existing library area at ground floor, with possibility to use external courtyard for events or gatherings.
- Retail units proposed along the rest of Harrow Road with access potential from central courtyard or from the pavement.
- Link created between eastern and western courtyards.
- Primary circulation core created around existing stair, with new lift and WCs. Corridor linking to new office areas.
- Office use proposed for the remainder of the ground floor with potential for the meeting / conference room to be used separately or incorporated as part of Office 6 (with ramp to accommodate level change.
- Potential location for an external bin store is by the existing main site entrance.

FIRST FLOOR

- Single storey elements to be demolished, ground floor slab to be retained if possible; new steel frame & second storey to be constructed above, primary circulation core leads to new first floor.
- Office 1 sits within a partially glazed ‘box’ in the centre of the new space with lightwells surrounding to bring light down to ground floor level, with the views of the existing historical facades retained from inside.
- Office 2 situated in remainder of new first floor extension.
- Central circulation corridor allows access to all upper floor areas.
- Majority of first floor space above the cafe and retail could either be upgraded studio space or used as storage for retail units below.
- Existing stair moved to the south & new access walkway created to allow access to the upper floor of the South-eastern building.

4.0 CONSENTS, STATUTORY APPROVALS

4.1 PLANNING CONSENT

Planning will be required for the development of the proposal including liaison with the conservation officer. Next step will be to engage with a Planning Consultant (to be appointed by the client) in order to discuss items including (but not limited to):

- Transportation & highways policy
- Refuse storage & collection arrangements.
- Car & cycle parking policy & requirements

4.2 TREE PRESERVATION ORDER

The trees located on the site are not protected. It is not within the proposal for any works to be carried out to any trees, shrubs, hedges. If works are required at a later stage, then further investigation is required to determine whether works will require the local authority to be notified.

4.3 BUILDING REGULATIONS

Building regulations approval will be required for the development of the proposal. A building notice will be required to comply with the Building Regulations, we would recommend the appointment of an approved inspector. Allowance should be made for the following:

Allowance should be made for the following:

- Potential upgrades required for Fire Safety requirements (Part B of the Building Regulations
- Potential requirement for acoustic upgrades (Part E of the Building Regulations)
- Potential requirement for ventilation upgrades (Part F of the Building Regulations)
- Potential requirement for upgrades to the fenestration and new elements of circulation (Part K of the Building Regulations)
- Potential requirement for thermal upgrades to the existing building (Part L of the Building Regulations)
- Potential requirement for accessibility upgrades to the building & site (Part M of the Building Regulations)

4.4 CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS 2015

Due to the scale of the project, full compliance with the CDM Regulations 2015 will be required. We would recommend the appointment of a Principal Designer for better Health & Safety reassurance throughout the project.

4.5 PARTY WALL ETC. ACT 1996 AND NEIGHBORLY MATTERS

There will be no requirement for a Party Wall Notice to be issued for the proposed development.

4.6 PRESENCE OF ASBESTOS

A full refurbishment and demolition survey (R&D) should be carried out prior to any works taking place. It is advised that this survey is carried out before tendering to the respective contractors.

4.7 LICENCING

Depending on the finalised proposed end uses of the development (eg cafe / bar) it may be necessary to apply for licences. All such licences to be arranged by the client.

4.8 CLIMATE & ECOLOGICAL EMERGENCY

AEW are accredited members of the B Corporation programme, highlighting our commitment to integrating sustainability principles as part of a holistic approach to the design process.

As part of this and in conjunction with the requirements of the client brief, our Stage 2 design approach to date has been to prioritise the reuse and upgrade of an existing building (as opposed to the full-scale redevelopment of the site).

5.0 PROJECT DEVELOPMENT

5.1 RIBA STAGE 3-4

Feasibility and initial Stage 2 design work has been provided in the form of this booklet to the extent requested by the client:

- Stage 2 concept design as shown is preliminary only and has been produced for initial client feedback and costing purposes.
- All existing and proposed information has been based upon drawings provided by the client and will be subject to receipt of a newly commissioned 2D site topographical survey and full 3D building survey.
- All areas shown are approximate.
- Subject to further brief development and scope of client / occupier requirements, and coordination of areas including (but not limited to) the following: plant rooms, service risers, refuse stores, cycle stores, loading areas, occupier stores, landlord stores, meter rooms, IT & data rooms.
- All furniture is shown indicatively only and is not intended to represent a proposed furniture layout or room capacity.

Development of the project to RIBA stage 3 and 4, will require input from Structural Engineers, M&E and other relevant consultants to ensure that the proposed building can be built practically and sustainably. This stage will involve developing a coordinated and fully integrated design, considering the buildings structure, foundations, envelope, and internal systems, including electrical and plumbing, soil surveys, geo-technical investigations, and site topography surveys. These investigations will assist in ensuring the proposed building could be constructed safely and efficiently taking into consideration site-specific issues such as flooding, subsidence, or ground contamination.

RIBA stage 3 and 4 will require close collaboration between the client, design team and other stakeholders. Further discussion to identify the best project procurement route will be required as this will have significant impact on project.

7.0 RISKS, ISSUES & FURTHER INVESTIGATIONS

7.1 ASBESTOS

As demolition/strip out works are being carried out it is recommended under the Control of Asbestos Regulations 2012 that a survey is carried out. An allowance has been made for the removal of any asbestos containing materials identified.

7.2 BURIED SERVICES

Underground services surveys are recommended to provide information of incoming supplies and drainage locations, these include CCTV and Buried Services surveys.

Incoming services should be measured and tested to check capacity and whether there is a requirement to upgrade. This can have a significant effect on programme if not considered early on.

7.3 STRUCTURAL AND CIVIL ENGINEER

A Structural and Civil Engineer will need to conduct a site visit to review the design and confirm whether the proposed options are possible within the constraints of the site.

7.4 PLANNING

A full planning application is required to undertake the proposed works.

7.5 MITIGATION OF PROJECT DELAY

Communication and slow decision making are a significant cause for projects becoming a financial or programme risk. Clear lines of communication and client approval need to be established from the outset to remove any risk. RLB have provide potential work start dates to ensure works are not carried out during winter.

7.6 LISTED BUIDLING

Grade II listing - Garden walls, gates, pergola of 2 Portland stone ionic columns. sundial on Portland stone ionic columns at Barham old court

1. 5006 HARROW ROAD Wembley Garden walls, gates, pergola of 2 Portland Stone Ionic Columns. Sundial on Portland Stone Ionic Columns at Barham Old Court TQ 18 NE 1/7

2. Probably C18 remodelled early/mid C19. Red brick garden walls with 2 C18 wrought-iron gates. Mid C19 pergola of 2 Portland stone Ionic columns. C19 sundial on Portland stone Ionic column. The house dated from circa 1850 and was demolished circa 1960.

7.7 SITE OF IMPORTANCE FOR NATURE CONSERVATION (SINCS)

Barham Park grounds (park area) is a site of importance for nature conservation (SINCs). This means that the site is of particular importance to wildlife and biodiversity. SINCs receive high level of protection from development within the planning system. It has been advised that this site is of Local importance.

7.8 RECOMMENDED ADDITIONAL CONSULTANTS

- Structural Engineer
- MEP Engineer
- Fire Engineer
- Acoustic Engineer
- Planning Consultant
- Heritage Consultant
- Landscape Consultant
- Interior Designer
- Principal Designer (to comply with the CDM 2015 Regulations - if no PD is appointed then the client assumes this role)
- Procurement of 2D topographical survey
- Procurement of 3D (Revit) measured building survey.
- Clarification of the chosen Building Control body

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8.0 CONCLUSION

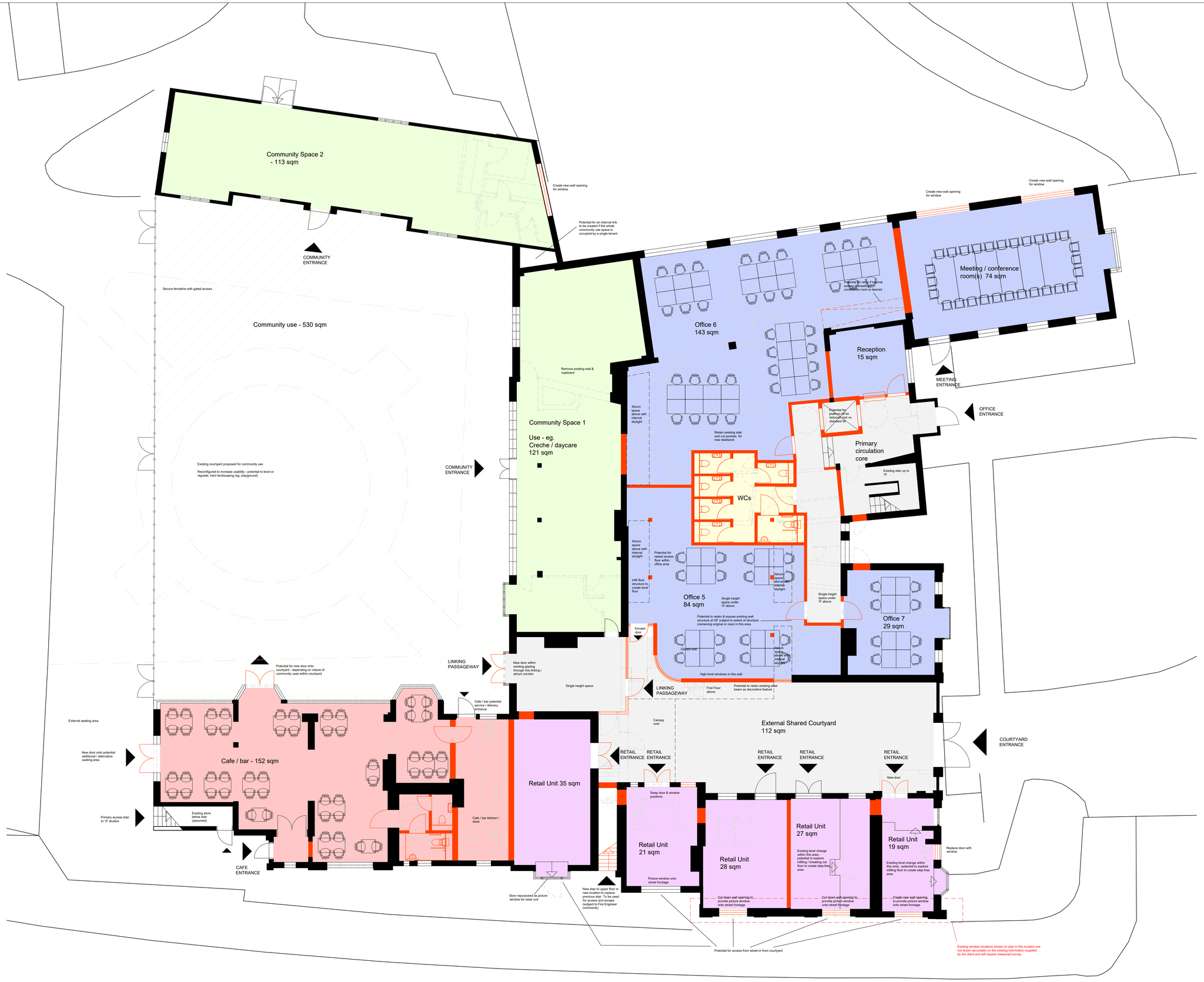
To conclude, this feasibility report for the reconfiguration and redesign of Barham Park has provided an initial assessment of the projects potential to meet the clients' requirements.

The report has identified the key opportunities and constraints. The proposed initial design concept reflects the client's needs and aspirations with increased design functionality whilst in keeping with the site's limitations.

The report has provided an assessment of the potential risks and challenges of the project and identified areas where further investigation is required to de-risk elements of the work. The information will inform the design development process, ensuring that the project is feasible and practical to implement.

We trust that this report satisfactorily confirms the brief and a suitable technical solution. Once Brent Council have come to a decision on moving the project further RLB will proceed to develop the project to Stage 3 and 4.

APPENDIX A:
AEW DRAWINGS AND REPORT



NOTES AEWTP026C

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences
- This drawing shall not be scaled to ascertain any dimensions. Work to figured dimensions only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
- All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
- All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

CDM 2015

Client notified of duties: **25/05/22**

Principal Designer: **TBC**

Unless noted below, all known hazards have been highlighted on the drawing:

N

0 1 2 3 4 5m

Scale 1:100

Key:

Existing retained structure

New structure

NOTE:

All information shown is preliminary - drawing has been produced as an initial concept design for client discussion purposes only.

A measured topographical survey and full measured building survey will be required. All areas shown are approximate.

All information shown as part of these proposals is subject to consultation & development with other consultants - including (but not limited to) Statutory Authorities, Structural Engineer, Civil Engineer, M&E Engineer, Fire Engineer, Planning Consultant, Heritage Consultant.

All furniture is shown indicatively only and is not intended to represent a proposed furniture layout or room capacity

Schedule of Accommodation:

Retail	
Retail units total	130 sqm
Office	
Office 5	84 sqm
Office 6	143 sqm
Office 7	29 sqm
Meeting / Conference	74 sqm
TOTAL OFFICE	**330 sqm**
Cafe / Bar	
Cafe / bar	152 sqm
Community	
Community Space 1	121 sqm
Community Space 2	113 sqm
Other	
Reception	15 sqm
External courtyard	112 sqm

REV	Date	Drawn by: -	Checked by: -
P01	26/01/23	MH	DJ
Initial Issue			

Status: S0 — Purpose of Issue: Preliminary

drawing stage: **Concept Design**

client: **LB Brent**

project: **Barham Park, LB Brent**

drawing title: **Proposed Ground Floor Plan**

date 26/01/23 drawn MH

scale@A1 1:100 checked DJ

Rev **P01**

Job No **12953-AEW-XX-00-DR-A-0010**

aew architects
0161 214 4370
www.aewarchitects.com

AEW Reference Number 00000

NOTES

AEWTP026C

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All furniture is shown indicatively only and is not intended to represent a proposed furniture layout or room capacity

Schedule of Accommodation:

Office	
Office 1	63 sqm
Office 2	107 sqm
Office 3	54 sqm
Office 4	70 sqm
Shared Meeting	9 sqm
TOTAL OFFICE	**303 sqm**
Studios	
Studios total (incl. circulation)	244 sqm

REV	Date	Drawn by: -	Checked by: -
P01	26/01/23	MH	DJ
Initial Issue			

Status: S0 — Purpose of Issue: Preliminary

drawing stage: **Concept Design**

client: **LB Brent**

project: **Barham Park, LB Brent**

drawing title: **Proposed First Floor Plan**

date: 26/01/23 — drawn: MH

scale@A1: 1:100 — checked: DJ

Rev **P01**

Job No **12953-AEW-XX-01-DR-A-0011**

aew architects
0161 214 4370
www.aewarchitects.com

AEW Reference Number 00000

Barham Park, LB Brent

Stage 1 & Initial Stage 2 Workbook

12953-AEW-XX-XX-PP-A-0003 (P02)
03/03/2023

Introduction & Developing Brief

Introduction

This document has been prepared on behalf of the client Brent Council regarding the existing Old Court buildings at Barham Park on Harrow Road, Wembley, London. This document has been prepared as an initial RIBA Stage 2 document for client discussion and feedback.

The intention for the project is to explore options for the renovation and potential reconfiguration of the existing buildings, with a view to improving the existing standard of accommodation and commercial potential of the development overall.

Client Aspirations

+ Enhance relationship between building and park.
+ Make the building & gardens more attractive for visitors
+ Building uses to complement the park and building.
+ Spaces and facilities to reflect market demand and trends with respect to wide range of community uses. (Brent Council to advise)
+ Improve connectivity
+ Improve access
+ Improve aesthetics
+ Increase footfall
+ To confirm the structural constraints of the Barham Park Trust building (to be estimated at initial stages - client to provide/commission full structural survey).
+ EPC C to be targeted
+ Identify opportunities for value for money, capital interventions, on the physical look and feel of the Barham Park Trust building. (Brent Council to advise)
+ *“A refurbished and remodelled building that is capable of accommodating a wide range of sustainable uses and create opportunities for income generation that is in synergy with the surrounding park.”*

Opportunities / Constraints on brief

+ Not to take into account existing tenancies and to consider the building as vacant
+ No full demolition & rebuild - design to relate to & incorporate existing building.
+ Partial demolition & rebuild of certain elements of the building (eg. the flat-roofed areas towards the rear) has insufficient potential to add value to the project as a whole, and has been excluded from the project scope.
+ Additional parking (including EV charging) could be possible within the entrance driveway.

Further information to be provided

+ Brent Council to provide working drawings from previous schemes (refurbishment/extension).
+ Brent Council to provide Siting / Landscaping information
+ Brent Council to provide existing surveys or commission new surveys eg. condition survey, structural survey, MEP survey, asbestos survey, deleterious surveys at the appropriate stage.
+ Precise location / extents of Grade 2 Listed garden features to be clarified.
+ Listed building entry:

  1. 5006 HARROW ROAD Wembley Garden walls, gates, pergola of 2 Portland Stone Ionic Columns. Sundial on Portland Stone Ionic Columns at Barham Old Court TQ 18 NE 1/7.

  2. Probably C18 remodelled early/mid C19. Red brick garden walls with 2 C18 wrought-iron gates. Mid C19 pergola of 2 Portland stone Ionic columns. C19 sundial on Portland stone Ionic column. The house dated from circa 1850 and was demolished circa 1960.

  Listing NGR: TQ1719585091

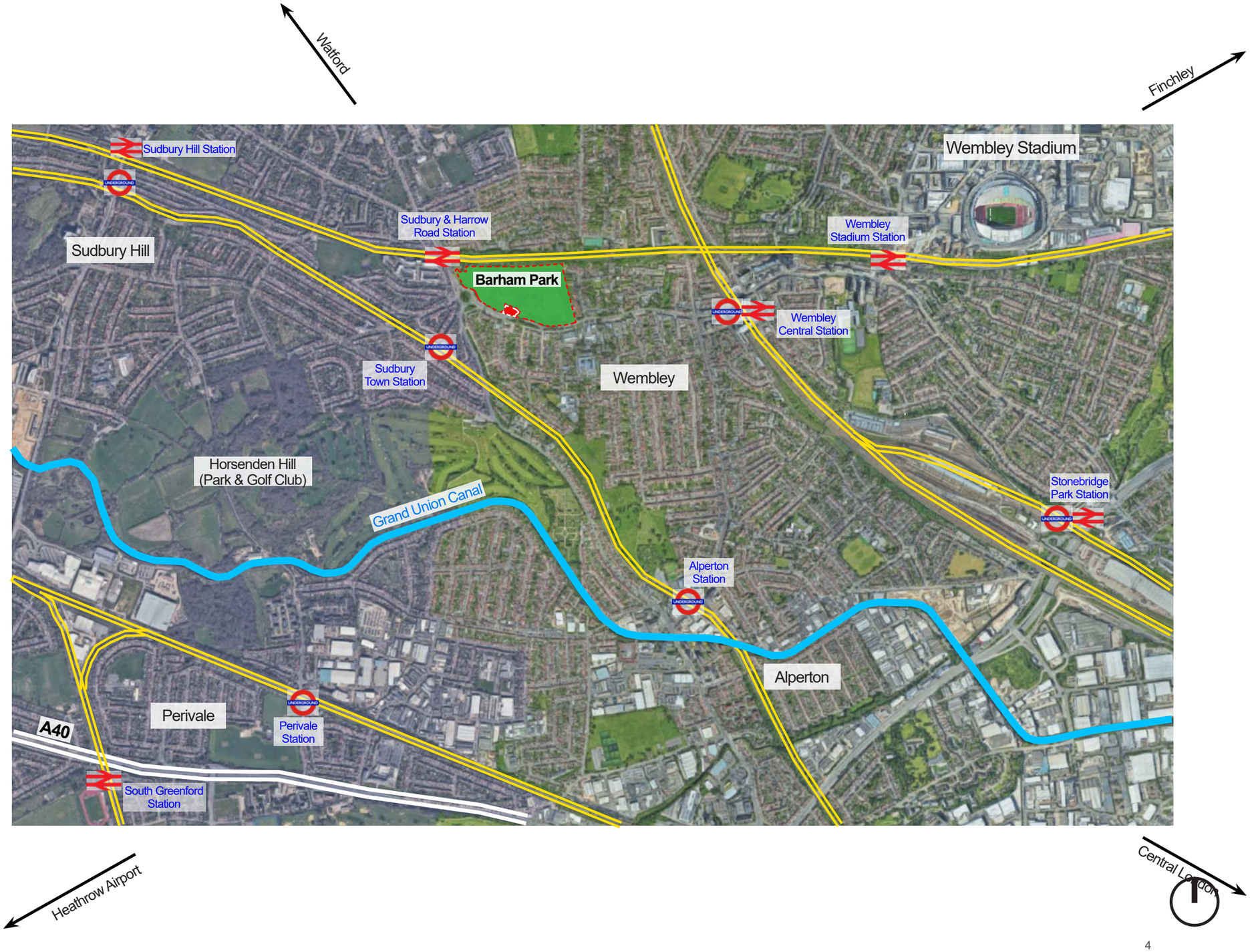
Initial Feasibility Study (RIBA Stage 1)

Site Location Overview

Barham Park is located along Harrow Road, approximately between Sudbury Hill and Wembley.

The park is a large green space surrounded by large built-up areas of predominantly residential housing.

The site is well connected for local public transport, and has the potential to attract visitors from further afield as well as local residents.



Location Analysis

The site has great potential to provide a wide offer to the surrounding residential community depending on the future use. The dense areas of housing and local urban connectivity have potential to create a strong visitor base and significant footfall both past and through the site.

Key of predominant uses

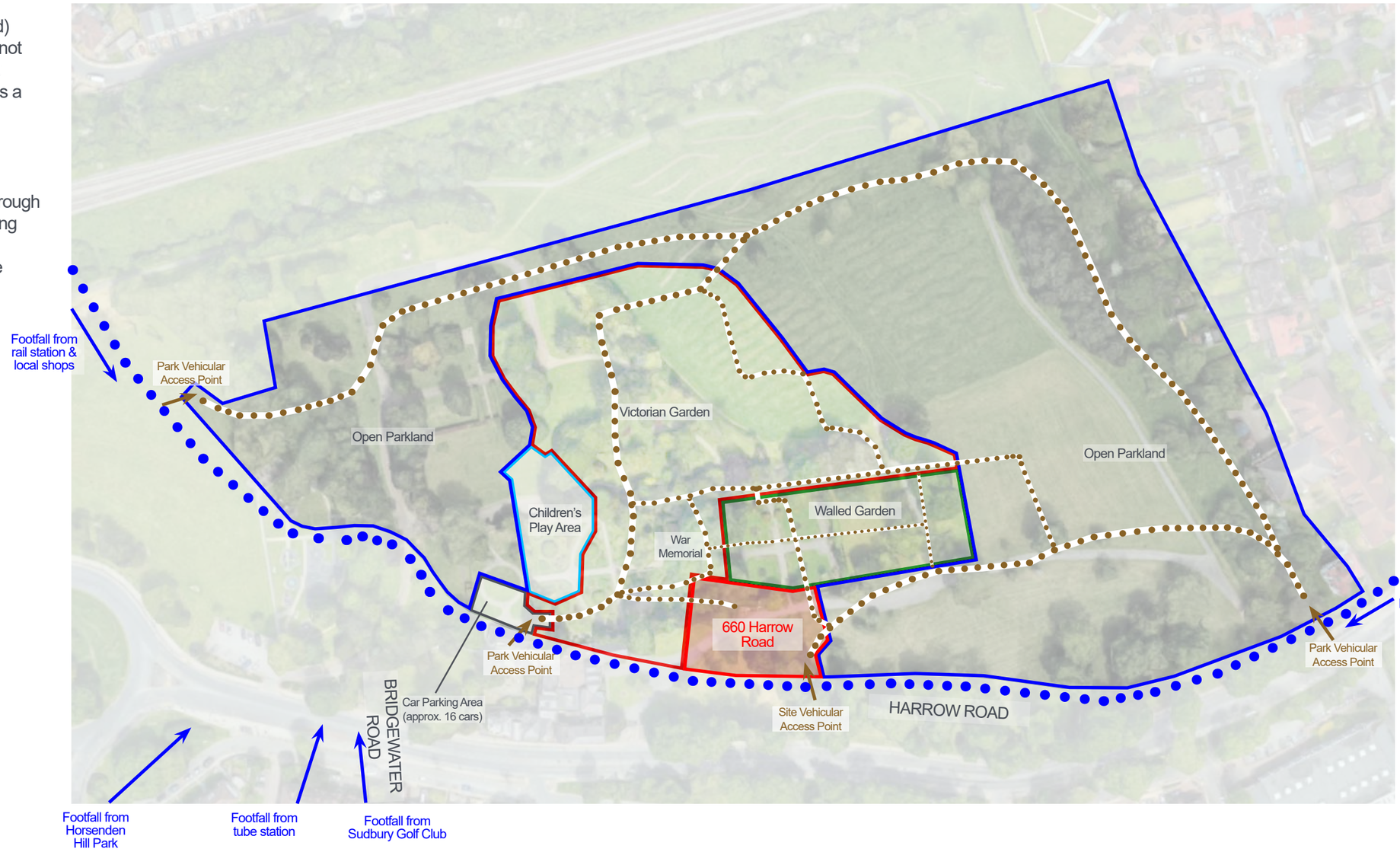
- Residential
- Commercial / Retail / Restaurant
- Leisure / Civic
- Green space / parkland

Site Analysis

The existing park has a number of pedestrian routes through the various constituent parks (open park, Victorian Garden, Walled Garden).

Currently the Old Court (660 Harrow Road) is situated by the park entrance, but does not connect well to any of the constituent park areas, and does not aid site connectivity as a whole.

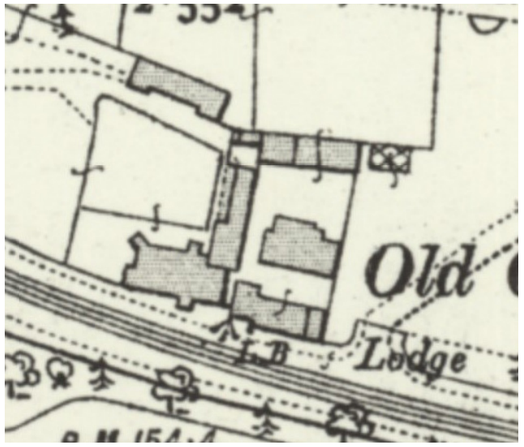
There is an opportunity to improve the relationship and connectivity between the building and the surrounding park, both through improvements and alterations to the building fabric, and also through future uses which increase visitor traffic and complement the parkland setting.



Key

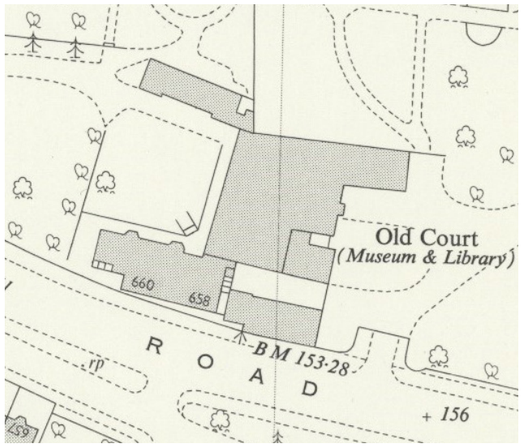
- External footfall
- Site primary routes

Historical Map Analysis



Map 1892-1914

Courtyard of buildings surrounding a central building



Map 1944-1971

Majority of the courtyard has been infilled, other buildings extended or replaced

Satellite 2022

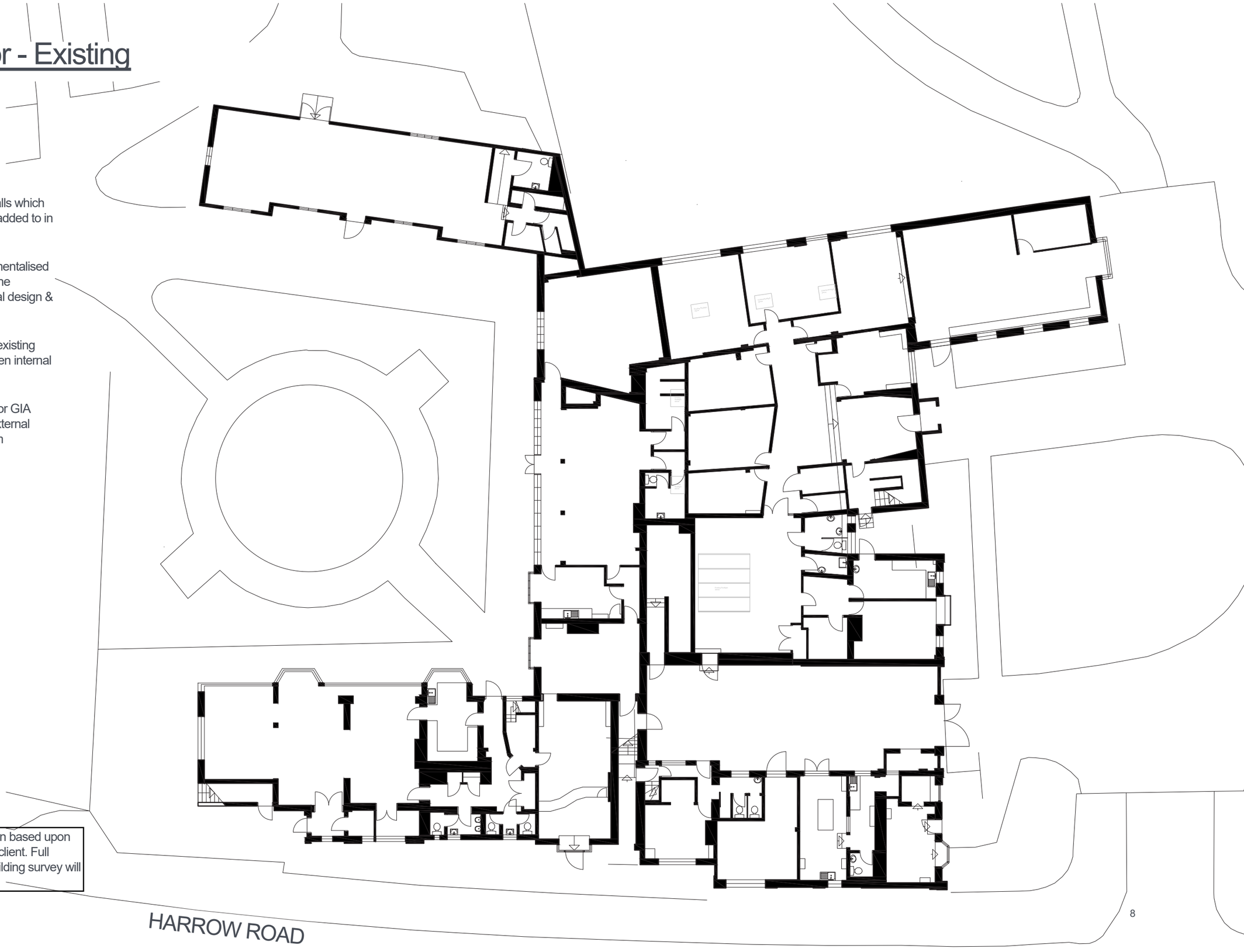
Existing Plan Overlay onto 1892-1914 Map (approximation)

Overlaying a historical map onto the current ground floor plan helps give an idea of how the buildings were laid out on the site at an earlier period, and how these may have been altered or added to over time.

This may help to better understand the hierarchy of the existing structural elements when considering alteration or reorganisation, in conjunction with a structural engineer's input.

Ground Floor - Existing

- Mix of masonry & stud walls which have been modified and added to in the past
- Layout is highly compartmentalised & fragmented, reflecting the building's history, structural design & current occupancy
- Few or no links between existing internal areas, and between internal & external areas
- Total Existing Ground Floor GIA approx 1,000 sqm plus external courtyard approx. 100sqm



Note: Existing plans have been based upon initial information provided by client. Full measured topographical & building survey will be required

First Floor - Existing

- Mix of masonry & stud walls which have been modified and added to in the past
- Layout is highly compartmentalised & fragmented, reflecting the building's history, structural design & current occupancy
- Few or no links between existing internal areas, and between internal & external areas
- Total Existing First Floor GIA approx 460 sqm

Note: Existing plans have been based upon initial information provided by client. Full measured topographical & building survey will be required

Ground Floor - Existing Tenancies

- Unit 1 - Tamu Samaj UK
- Unit 2 - Barham Park Veterans Club (Wembley)
- Unit 3 - ACAVA
- Unit 4 - Trustees of Barham Library
- Unit 5 - ACAVA
- Unit 6 - ACAVA
- Unit 7 - Vacant
- Unit 8 - Brent Council Children's Centre
- Unit 9 - ACAVA
- Unit 10 - ACAVA
- Boiler Room, Landlord

Note: Existing plans have been based upon initial information provided by client. Full measured topographical & building survey will be required

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- Unit 1 - Tamu Samaj UK
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Note: Existing plans have been based upon initial information provided by client. Full measured topographical & building survey will be required

Ground Floor - Potential removal of existing non-loadbearing structure

- Removal of (assumed) stud walls begins to indicate potential for a more open-plan layout
- Removal of non-optimal staircase arrangements provides the opportunity to rationalise and improve circulation provision

Note: Existing plans have been based upon initial information provided by client. Full measured topographical & building survey will be required

Note: Non-loadbearing structure has been assumed based upon initial information provided by client, and is subject to site investigation and structural engineer's input.

First Floor - Potential removal of existing non-loadbearing structure

+ Removal of (assumed) stud walls begins to indicate potential for a more open-plan layout

+ Removal of non-optimal staircase arrangements provides the opportunity to rationalise and improve circulation provision

Note: Existing plans have been based upon initial information provided by client. Full measured topographical & building survey will be required

Note: Non-loadbearing structure has been assumed based upon initial information provided by client, and is subject to site investigation and structural engineer's input.

Ground Floor - Estimated Floor Level Relationships

- Relative floor levels have been estimated based upon survey information provided.
- The majority of the ground floor appears to be on a similar floor level, but there are lower areas (eg. plant room) and higher areas (eg. main entrance area)
- Improving accessibility to the ground and first floors may involve the provision of multiple internal platform lifts and ramps where the floor levels cannot be equalised

Key of estimated relative floor levels

- Higher
- Lower
- Existing Stair

Note: Relative floor heights/levels have been estimated based upon initial information provided by client, and is subject to receipt of detailed building survey and structural engineer's input

First Floor - Estimated Floor Level Relationships

- Relative floor levels have been estimated based upon survey information provided.
- The first floor appears to feature a larger range of levels than the first floor, with a significant amount of single steps even within the same corridor.
- It is not known why the floors step in this way, or to what degree the current structural configuration will permit equalisation of the levels.
- Improving accessibility to the ground and first floors may involve the provision of multiple internal platform lifts and ramps where the floor levels cannot be equalised

Key of estimated relative floor levels

- Higher
- Lower
- Existing Stair

Note: Relative floor heights/levels have been estimated based upon initial information provided by client, and is subject to receipt of detailed building survey and structural engineer's input

Developing Brief - Potential future occupancies

Commercial
+ Office space for single / multiple tenant
+ Serviced co-working spaces
+ Dance studio
+ Artist / photography studio
+ Hotel / AirBNB / boutique style accommodation eg. for football matches at the nearby stadium.
+ Events / Wedding venue

Food & Beverage
+ Independent food court eg. with multiple traders around a central courtyard
+ Single or multiple restaurant use
+ Independent Cafe / Bakery

Retail
+ Community Grocery
+ Local independant retail shops
+ Market / supermarket

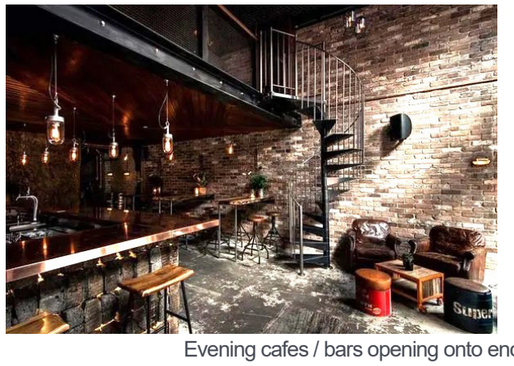
Community
+ Community Hub
+ Local Information
+ Library

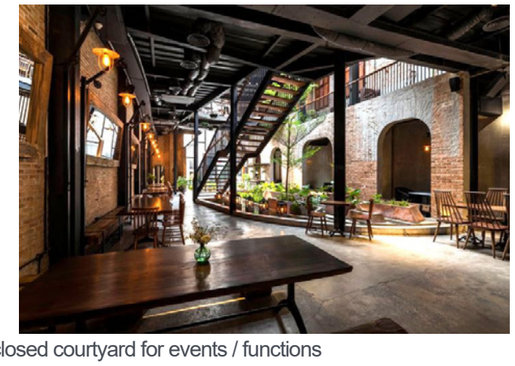
Note: Uses given are suggestions for further client discussion & consideration, and will be subject to client's own economic & viability assessment


Retail / small shop units around courtyard


Co-working / office areas


Independent food traders / communal eating or casual working spaces




Evening cafes / bars opening onto enclosed courtyard for events / functions

Brent Council has previously indicated that they would like to consider three future overall options based upon degree of intervention:

+ Bronze (minor intervention & refurbishment / removal of some partition walls)
+ Silver (moderate intervention & structural alteration / removal of most partition walls)
+ Gold (significant intervention, structural alterations and remodelling)

The scope and nature of any of these potential tiers of intervention will be dependent on the desired future uses & occupancies indicated by the client.

Further brief guidance provided by client on 12/01/2023

+ *A mixture of uses as small office spaces, café, small retail, and studios, connected to community type/third sector uses. A mixed economy would also help drive both economic and social benefits from the building.*

Ground Floor - Initial Strategic Exploration

- Units have been allocated based upon a best guess of the existing structural configuration & assumption of the requirements of some potential future uses.
- The existing courtyard provides a focus for events or activities.
- Connecting routes are created via the courtyard into the adjacent units, and provide a link through to the war memorial on the western side
- Stairs are inserted & reconfigured to more efficiently serve a proposed revised layout at first floor level
- Visual and functional links are created between the walled garden and the building areas looking onto it.
- Visual links are created between the busy pedestrian footpath bordering the site, and the potential uses within the buildings facing Harrow Road.
- Potential for individual units to use their own support / services areas, or to share a single larger dedicated area

Key

- Potential connecting routes
- Existing structure modified
- New partition wall

Note: Existing plans have been based upon initial information provided by client. Full measured topographical & building survey will be required

Victorian Garden

Walled Garden

Medium unit approx 115 sqm

Create links from building out into garden

Potential for connecting link

Small unit approx 40 sqm

Support / services core or small unit approx 75 sqm

Large unit approx 300 sqm

New Stair

Step down

Opportunity to improve links between building & park along this elevation

Create link from building out into garden

Existing stair reconfigured to provide external access to 1F only

Connecting route through building

Potential for additional car parking within entrance driveway

Small unit approx 100 sqm

"Active frontage" potential onto central circulation routes to increase sense of space and views through / synergistic uses

Create link from building out into courtyard

Courtyard Hub for Events (open / covered) approx 100 sqm

Route from primary entrance into site / public courtyard

Medium unit approx 190 sqm

New Stair

Small unit approx 85 sqm

HARROW ROAD

Opportunity for retail-style shopfronts along the busy pedestrian frontage on Harrow Road

Potential additional route through from street if existing stair to 1F is removed

Lower existing window sill heights / insert windows to improve visual link to pedestrian route

Busy pavement alongside site boundary

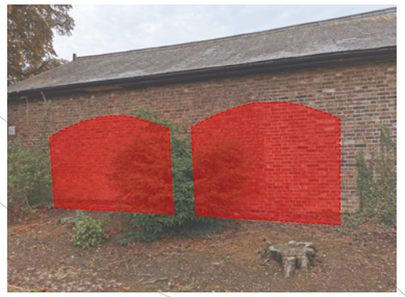
Ground Floor - Initial Strategic Exploration

Linking circulation routes between units - opportunity for synergy & shared spaces

Lower existing window sill heights / insert windows to improve visual link to pedestrian route

Opportunity for retail-style shopfronts along the busy pedestrian frontage on Harrow Road

Note: Existing plans have been based upon initial information provided by client. Full measured topographical & building survey will be required



First Floor - Initial Strategic Exploration

+ Units have been allocated based upon a best guess of the existing structural configuration & assumption of the requirements of some potential future uses.

+ The linking of spaces at first floor level via bridges/walkways may be more efficient overall if it permits elimination of staircases & platform lifts.

+ Stairs are inserted & reconfigured to more efficiently serve a proposed revised layout at first floor level

Key

- Potential connecting routes
- Existing structure modified
- New partition wall

Note: Existing plans have been based upon initial information provided by client. Full measured topographical & building survey will be required

Initial Concept Design Work (RIBA Stage 2)

NOTES:

- Stage 2 concept design as shown is preliminary only, and has been produced for initial client feedback and costing purposes.
- All existing and proposed information has been based upon drawings provided by the client and will be subject to receipt of a newly commissioned full 3D building survey. All areas shown are approximate.
- Stage 2 design has not yet been coordinated with M&E, Structure, Fire, Acoustic, Interiors or any other design consultants, who will be subject to additional appointment by client.
- Subject to review, comments and approval by Local Planning Authority, Building Control, Heritage Consultant and other statutory consultees.
- Subject to further brief development and scope of client / occupier requirements, and coordination of areas including (but not limited to) the following: plant rooms, service risers, refuse stores, cycle stores, loading areas, occupier stores, landlord stores, meter rooms, IT & data rooms.
- All furniture is shown indicatively only and is not intended to represent a proposed furniture layout or room capacity.

Concept outline

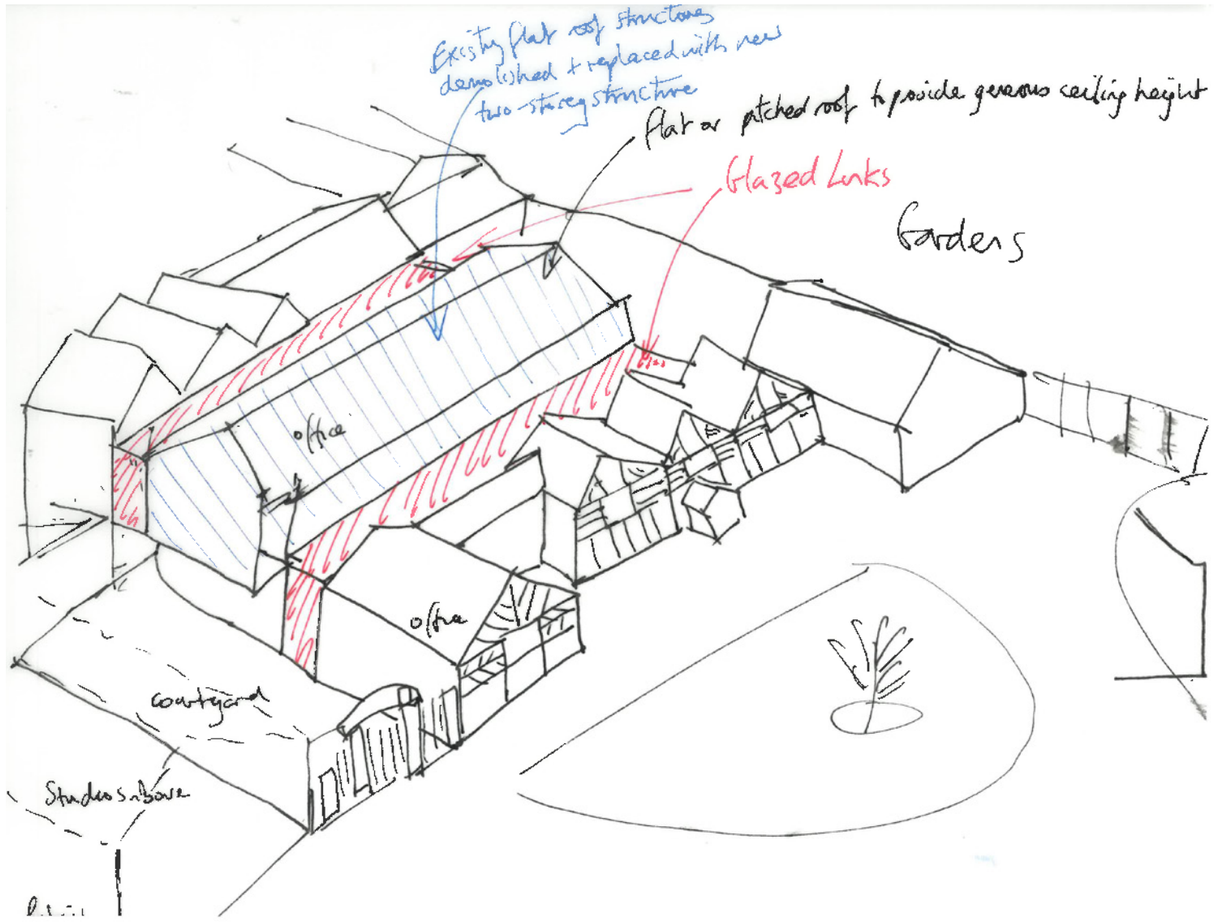
+ The existing buildings on the site have all been developed at different times, and further modified over their lifetimes.

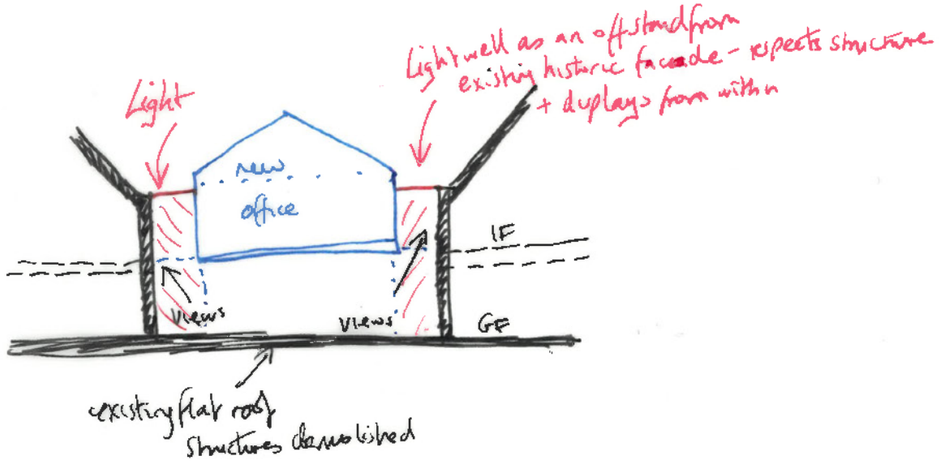
+ This has resulted in a highly disorganised and compartmentalised set of interior spaces which do not lend themselves easily to future uses

+ The intent is to respect and preserve the more historically significant elements of the structure, while generally rationalising and upgrading the accommodation for new uses

+ The conceptual approach we have taken is an attempt to unify these spaces by opening out the interior spaces, and by inserting a new central structure and circulation route providing step-free access to the majority of areas.

+ Light is brought down into the lower floorplate through the use of vertical glazed slots (as indicated in the diagram to the right). These sit at both sides of a central volume which is raised up to first floor level, and will appear to 'float' within the new glazing from within the courtyard





Ground Floor - Initial Concept Design (‘Silver’ Scheme option)

- Community uses proposed for two of the buildings facing the western courtyard, with the potential to link them together internally. Potential to use external courtyard area for playground or similar
- Cafe / bar proposed for the existing library area at ground floor, with possibility to use external courtyard for events or gatherings
- Retail units proposed along the rest of Harrow Road with access potential from central courtyard or from the pavement.
- Link created between eastern and western courtyards.
- Primary circulation core created around existing stair, with new lift and WCs. Corridor linking to new office areas.
- Office use proposed for the remainder of the ground floor with potential for the meeting / conference room to be used separately or incorporated as part of Office 6 (with ramp to accommodate level change.
- Potential location for an external bin store is by the existing main site entrance

Schedule of Accommodation:

Retail	
Retail units total	130 sqm
Office	
Office 5	84 sqm
Office 6	143 sqm
Office 7	29 sqm
Meeting / Conference	74 sqm
TOTAL OFFICE	**330 sqm**
Cafe / Bar	
Cafe / bar	152 sqm
Community	
Community Space 1	121 sqm
Community Space 2	113 sqm
Other	
Reception	15 sqm
External courtyard	112 sqm

First Floor - Initial Concept Design ('Silver' Scheme option)

- Single storey elements to be demolished, ground floor slab to be retained if possible; new steel frame & second storey to be constructed above, primary circulation core leads to new first floor.
- Office 1 sits within a partially glazed 'box' in the centre of the new space with lightwells surrounding to bring light down to ground floor level, with the views of the existing historical facades retained from inside.
- Office 2 situated in remainder of new first floor extension.
- Central circulation corridor allows access to all upper floor areas.
- Majority of first floor space above the cafe and retail could either be upgraded studio space or used as storage for retail units below.
- Existing stair moved to the south & new access walkway created to allow access to the upper floor of the southeastern building.

Schedule of Accommodation:

Office	
Office 1	63 sqm
Office 2	107 sqm
Office 3	54 sqm
Office 4	70 sqm
Shared Meeting	9 sqm
TOTAL OFFICE	**303 sqm**
Studios	
Studios total (incl. circulation)	244 sqm

Appraisal of current project status within RIBA Stage 2

As part of the production of this Feasibility report, we have been requested to include an appraisal of the following, which we have summarised below:

Providing information for approximate estimate of Construction Cost (for inclusion with Cost Information)

Feasibility and initial Stage 2 design work has been provided in the form of this booklet to the extent requested by the client:

- Stage 2 concept design as shown is preliminary only, and has been produced for initial client feedback and costing purposes.
- All existing and proposed information has been based upon drawings provided by the client and will be subject to receipt of a newly commissioned 2D site topographical survey and full 3D building survey.
- All areas shown are approximate.
- Subject to further brief development and scope of client / occupier requirements, and coordination of areas including (but not limited to) the following: plant rooms, service risers, refuse stores, cycle stores, loading areas, occupier stores, landlord stores, meter rooms, IT & data rooms.
- All furniture is shown indicatively only and is not intended to represent a proposed furniture layout or room capacity.

Ground Investigation

To be instigated by the structural engineer – yet to be appointed by the client.

Building Control aspects

Chosen Building Control body to be advised by the client. AEW will be able to provide more in depth analysis following coordination with the consultant team. Allowance should be made in particular for the following:

- Potential upgrades required for Fire Safety requirements (Part B of the Building Regulations
- Potential requirement for acoustic upgrades (Part E of the Building Regulations)
- Potential requirement for ventilation upgrades (Part F of the Building Regulations)
- Potential requirement for upgrades to the fenestration and new elements of circulation (Part K of the Building Regulations)
- Potential requirement for thermal upgrades to the existing building (Part L of the Building Regulations)
- Potential requirement for accessibility upgrades to the building & site (Part M of the Building Regulations)

Rights & Easements

Development will be subject to any restrictions caused by covenants, rights or easements which may be in force To be advised by client and/or planning consultant

Planning Points/Policy

Next step will be to engage with a Planning Consultant (to be appointed by the client) in order to discuss items including (but not limited to):

- Transportation & highways policy
- Refuse storage & collection arrangements
- Car & cycle parking policy & requirements

Licencing

Depending on the finalised proposed end uses of the development (eg cafe / bar) it may be necessary to apply for licences. All such licences to be arranged by the client.

Drainage

Surveys of existing drainage and proposed works to be instigated by the structural engineer – yet to be appointed by the client.

Statutory undertaking and services

Surveys of existing services & utilities to be instigated by the M&E consultant – yet to be appointed by the client.

Structural Analysis

To be instigated by the structural engineer – yet to be appointed by the client.

Programme

To be advised by the client

Approval/Decisions

Any additional approval or decisions required by any consultant to be brought to the attention of the relevant parties.

Additional Material

Any additional material required to be advised by the client

Climate & Ecological Emergency

AEW are accredited members of the B Corporation programme, highlighting our commitment to integrating sustainability principles as part of a holistic approach to the design process.

As part of this and in conjunction with the requirements of the client brief, our Stage 2 design approach to date has been to prioritise the reuse and upgrade of an existing building (as opposed to the full scale redevelopment of the site).

Suggested List of Additional Consultants Required (non-exhaustive)

As part of our Stage 2 design work we have identified the following list of information and consultants which we recommend should be appointed directly by the client at the appropriate stage:

- Structural Engineer
- MEP Engineer
- Fire Engineer
- Acoustic Engineer
- Planning Consultant
- Heritage Consultant
- Landscape Consultant
- Interior Designer
- Principal Designer (to comply with the CDM 2015 Regulations - if no PD is appointed then the client assumes this role)
- Procurement of 2D topographical survey
- Procurement of 3D (Revit) measured building survey
- Clarification of the chosen Building Control body

Note: AEW have forwarded an initial list of potential consultants (Structure, Fire, M&E) for consideration. The final selection and appointments are to be made by the client, although AEW are happy to comment on any proposals. AEW recommend that the selection be made with due consideration given to the distance of any proposed consultants' main office from the project site.

aew architects
Trinity Court
16 John Dalton Street
Manchester, M2 6HY

T: 0161 214 4370
www.aewarchitects.com

APPENDIX B:
COST PLANS

REPORT

02 February 2023

BARHAM PARK FEASIBILITY - ESTIMATE COST PLAN - REV A

BRENT COUNCIL

RLB Rider Levett Bucknall

TABLE OF CONTENTS

1.0 Basis of Report

2.1	**Purpose and Status of Feasibility Estimate**
	This feasibility estimate is based on the information identified below. As the project progresses, the developing design will have to be reviewed against the allowances made within this report. The costs are against an indicative scheme which consists of a refurbishment and reconfiguration to provide office, retail, community and cafe space. The costs are current at: 1Q2023
2.2	**Basis of Procurement**
	The costs have been based on a AEW'S initial design proposal Stage 1. This does not constitute a full and detailed cost plan.
2.3	**Information used in Preparation of Estimate**
	12953-AEW-XX-00-DR-A-0010-S0-P01_Proposed Ground Floor Plan 12953-AEW-XX-01-DR-A-0011-S0-P01_Proposed First Floor Plan
2.4	**Exclusions**
	Land acquisition cost / Land compensation costs Planning and Statutory Applications Pre and post contract design fees. Fixed furniture and equipment Land rental Restrictive Land Covenants / Ransoms / Rights of Light / Land compensation / Oversailing Archaeological finds Employer finance costs CIL, Section 106 and 278 contribution or works. Legal Fees NHBC fees Agency Fees Client direct costs Unforeseen/ unknown groundwork conditions Offsite services reinforcement Inflation Value added Tax Pre-construction surveys This Cost Plan does not allow for any extraordinary impact of Brexit, such as BUT NOT LIMITED TO materials, skilled and un-skilled labour shortages, and currency exchange rate variations. It is recommended that any potential extraordinary impact of Brexit should be reviewed as part of the clients corporate Brexit risk review and included on the project risk register, where appropriate. This report does not allow for any extraordinary impacts due to the outbreak of Coronavirus, such as BUT NOT LIMITED TO materials and labour shortages and impacts on currency exchange rate variations. It is recommended that any potential extraordinary impact of Coronavirus should be reviewed as part of the client's corporate risk review and included on the project risk register where appropriate.
2.5	**Inclusions**
	Provisional Sum for Asbestos Removal

2.0 Elemental Summary

Ref	Item	Total Cost
1	WORKS BREAKDOWN	
1.01	Building Fabric	£ 1,554,500.00
1.02	M&E	£ 744,800.00
2	SUB-TOTAL	£ 2,299,300.00
2.10	Preliminaries	£ 229,930.00
2.20	Overheads & Profit	£ 344,895.00
3	CONSTRUCTION TOTAL	£ 2,874,125.00
3.10	Contingency	£ 287,413.00
4	CONSTRUCTION TOTAL INCLUDING CONTINGENCY	£ 3,161,537.50